



Eddie A. Perez
Mayor

One City, One Plan

POCD 2020

Hartford's Plan of Conservation
and Development

Hartford Planning & Zoning Commission

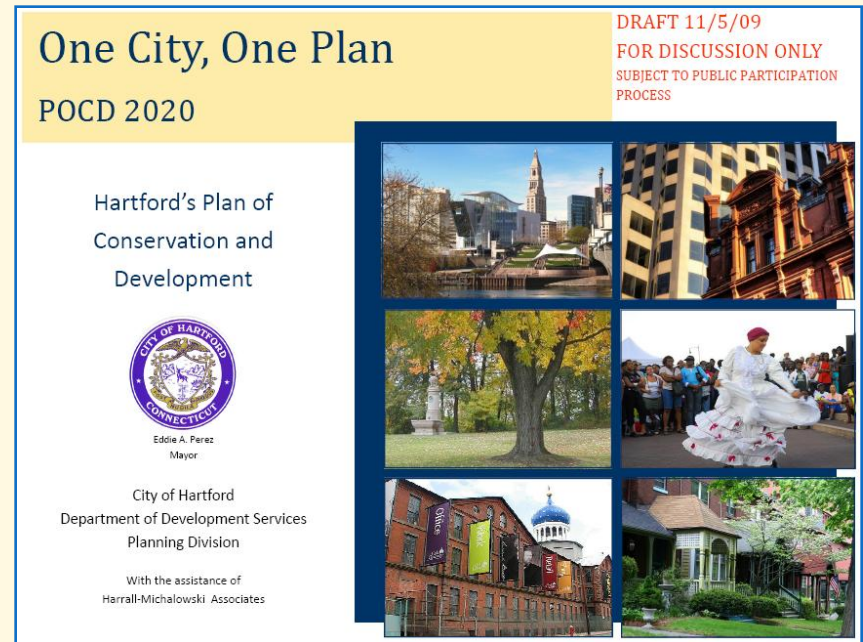
Progress To Date

1. Planning Division & Consultant created background materials and Draft
2. Planning Division produced Fall Public Participation Draft
3. 5 Theme Panels held to introduce “One City, One Plan” and elicit feedback
4. Met with NRZs to discuss priority projects and Generalized Land Use Map
5. Created 2nd Public Participation Draft incorporating public input
6. Created Action Agenda



What is “One City, One Plan”?

- A shared vision for Hartford’s future
- A tool to guide policies and development
- The foundation for land use regulations
- The basis for Capital Improvement Projects
- A resource for information about all of Hartford’s plans



What are the plan's goals?

- Promote livable and sustainable neighborhoods
- Protect the City's natural and built environment
- Enhance mobility through transit, pedestrian and bicycle systems city-wide
- Advance downtown's role as the region's center for commerce, culture and city living
- Promote and encourage the integration of sustainable practices



Plan Priorities

- Jobs Development Related to Green & Sustainable Practices
- Revision of Zoning Regulations
- Multimodal Transit Facility/TIGER Plan
- Transportation Coordination Plan
- Walkability Plan
- Parks Maintenance
- Retail Marketing Taskforce
- Parking Strategy Related to Retail
- Schools and Municipal Facilities Plan
- Downtown Housing
- Green and Sustainable Practices
- Public Safety
- Historic Preservation
- “Complete” Neighborhoods



Future Land Use Map

What is it for?

- Identifies the most appropriate locations for major land uses including:
 - Residential
 - Commercial
 - Mixed uses
 - Industrial
 - Institutional uses
 - Conservation and Open Space
- Forms the basis for Zoning regulations

Land Use:

Provides a conceptual understanding of desired type and intensity of future development.

Zoning:

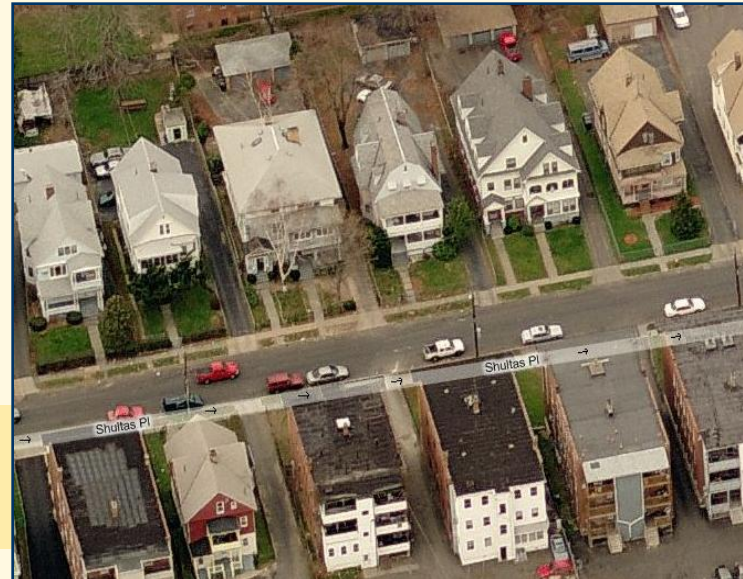
Specifically regulates density, lot dimensions, setbacks, height, open space, parking and use.



Future Land Use Map

Residential Use Categories:

- Low Density Residential (LDR)
 - 1 or 2 unit structures
- Medium Density Residential (MDR)
 - Up to 3 unit structures



Future Land Use Map

Residential Use Categories:

- Medium High Density Residential (MHDR)
 - 4-6 unit structures
- High Density Residential (HDR)
 - 6+ unit structures



Future Land Use Map

Mixed Use Categories:

- Neighborhood Business Mixed Use (NB)
 - Small to medium sized businesses
 - Frontage on major thoroughfares
 - Office, retail, restaurants, residential
 - Mixed side-by-side or stacked
- Commercial, Office, Residential Mixed Use (CORMU)
 - Larger scale developments
 - Adaptive reuse
 - Mixed side-by-side or stacked



Future Land Use Map

Mixed Use Categories:

- Central Business (CB)
 - Allows most types of commercial uses
 - Residential can be mixed or free-standing
 - Commercial parking permitted
- General Business (GB)
 - Commercial, retail & mixed uses
 - Regional shopping centers



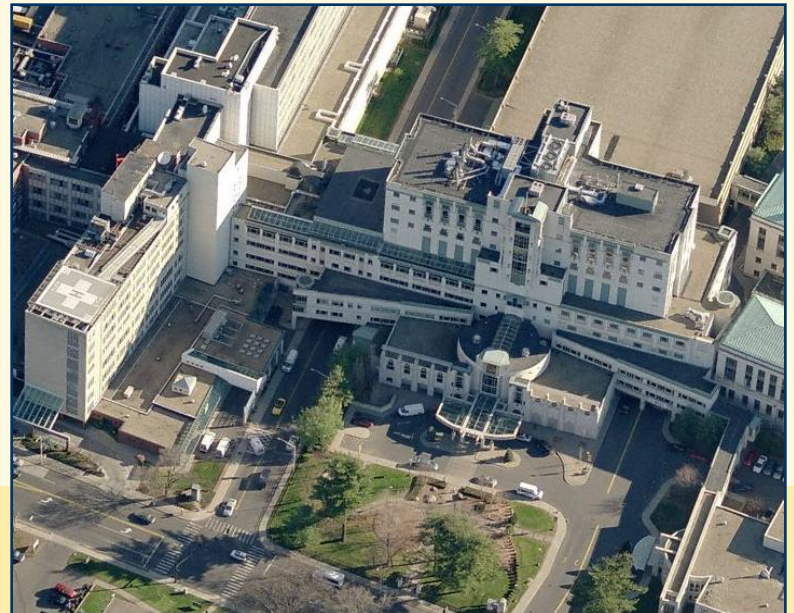
Future Land Use Map

Industrial Categories:

- General Industrial (I)
 - Light & heavy industrial uses

Institutional Categories:

- Education, Public Administration, Health Care and Other Institutional (EPUB)
 - Schools/school admin buildings, Government buildings, Hospitals, medical offices, churches, community centers
 - Stand-alone residential not permitted



Future Land Use Map

Park & Open Space Categories:

- Green Space/ Conservation/ Recreation (GREEN)
 - Parks, cemeteries, protected land, wetlands, and conservation corridors

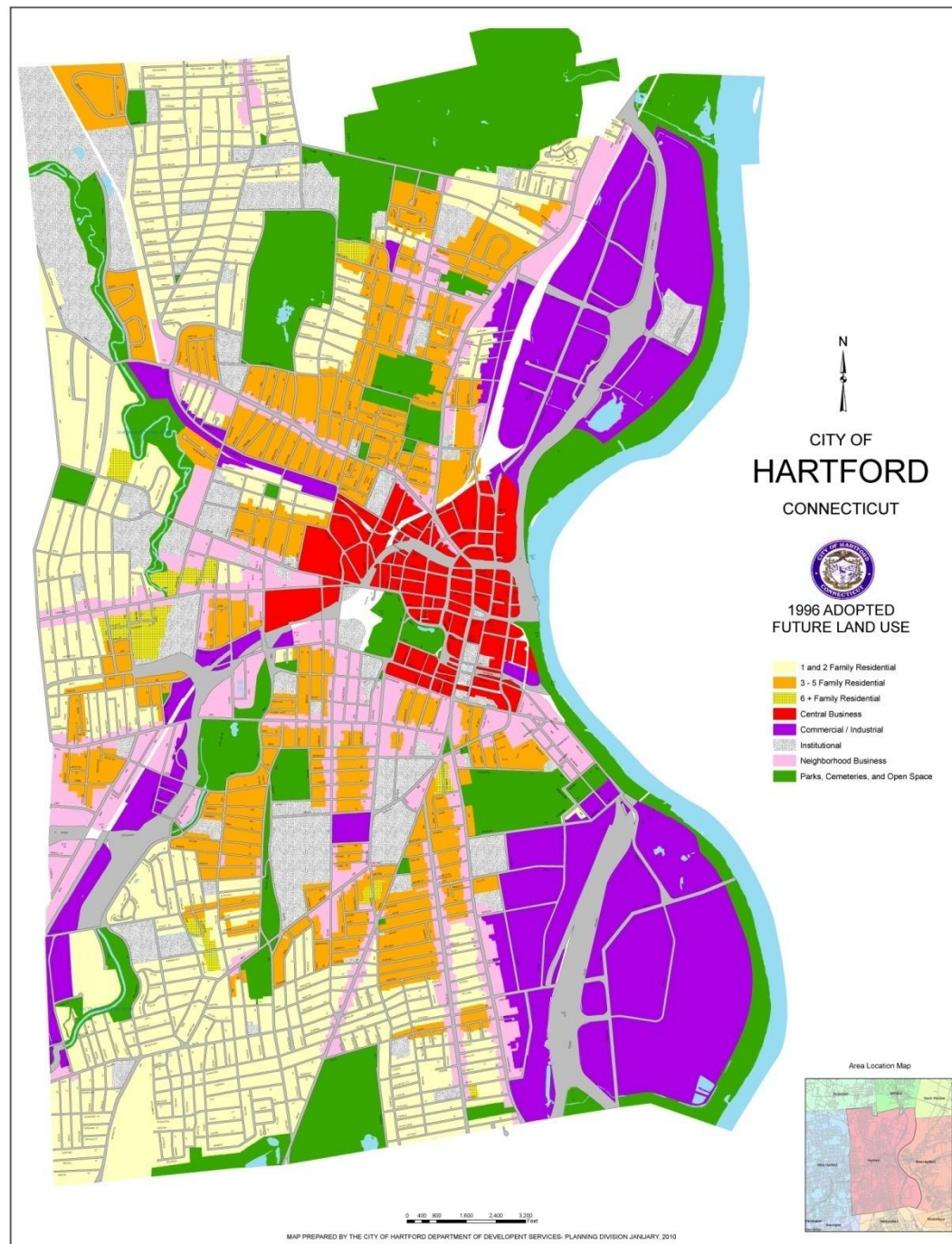


Right of Way (ROW)

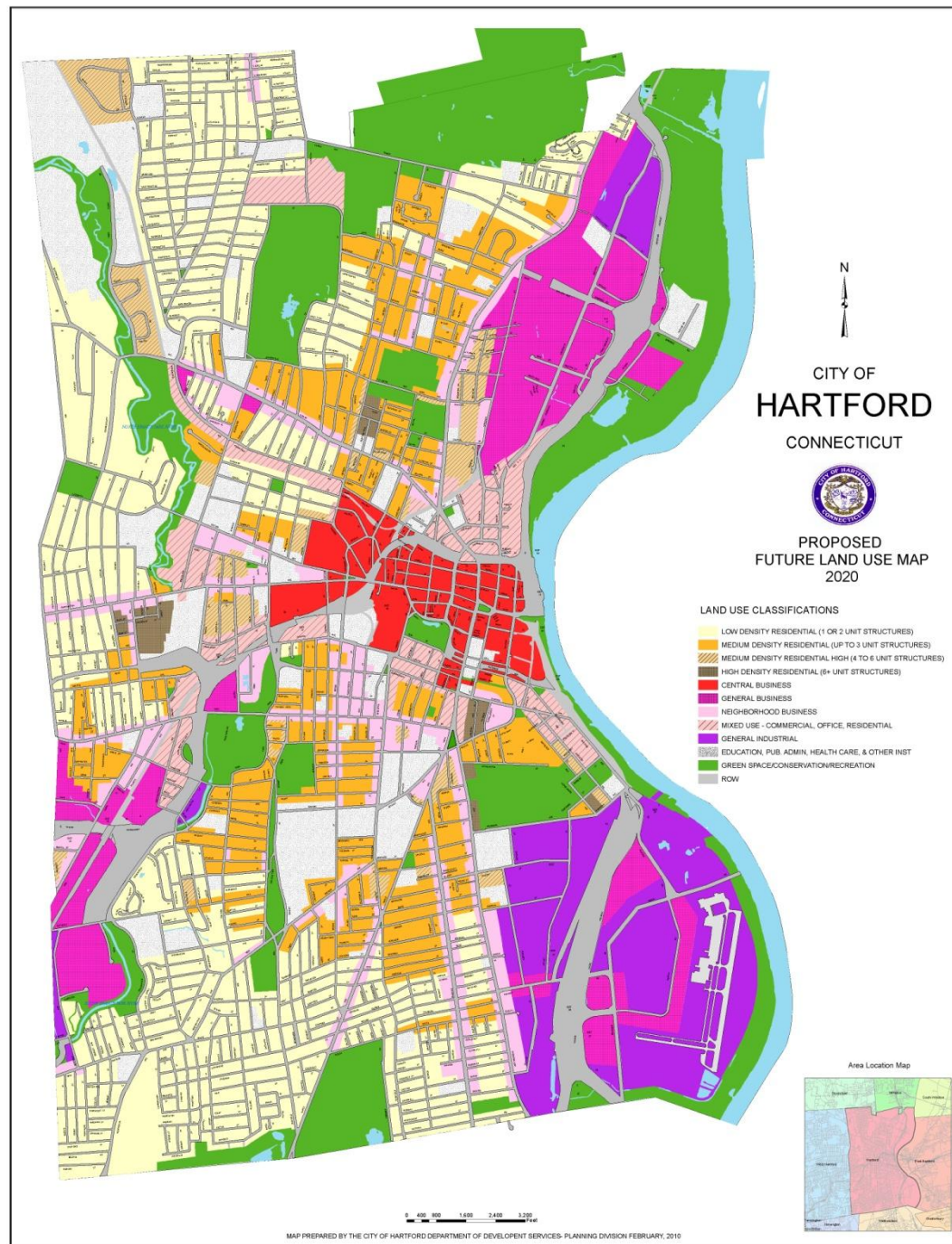
- Local roads, interstate highways, railroad corridors



Adopted Future Land Map (1996)



Proposed Future Land Use Map (2020)



Neighborhoods in “One City, One Plan”

- How are NRZ plans and other Neighborhood Plans incorporated into the POCD?
 - Action items included in “Neighborhoods” chapter
 - Action items included in “Action Agenda”
 - Capitol improvement projects illustrated on “Neighborhood Plan Improvements” map
 - Land use changes included in “Future Land Use” map

One City, One Plan

Neighborhoods

Chapter 13



KEY TOPICS

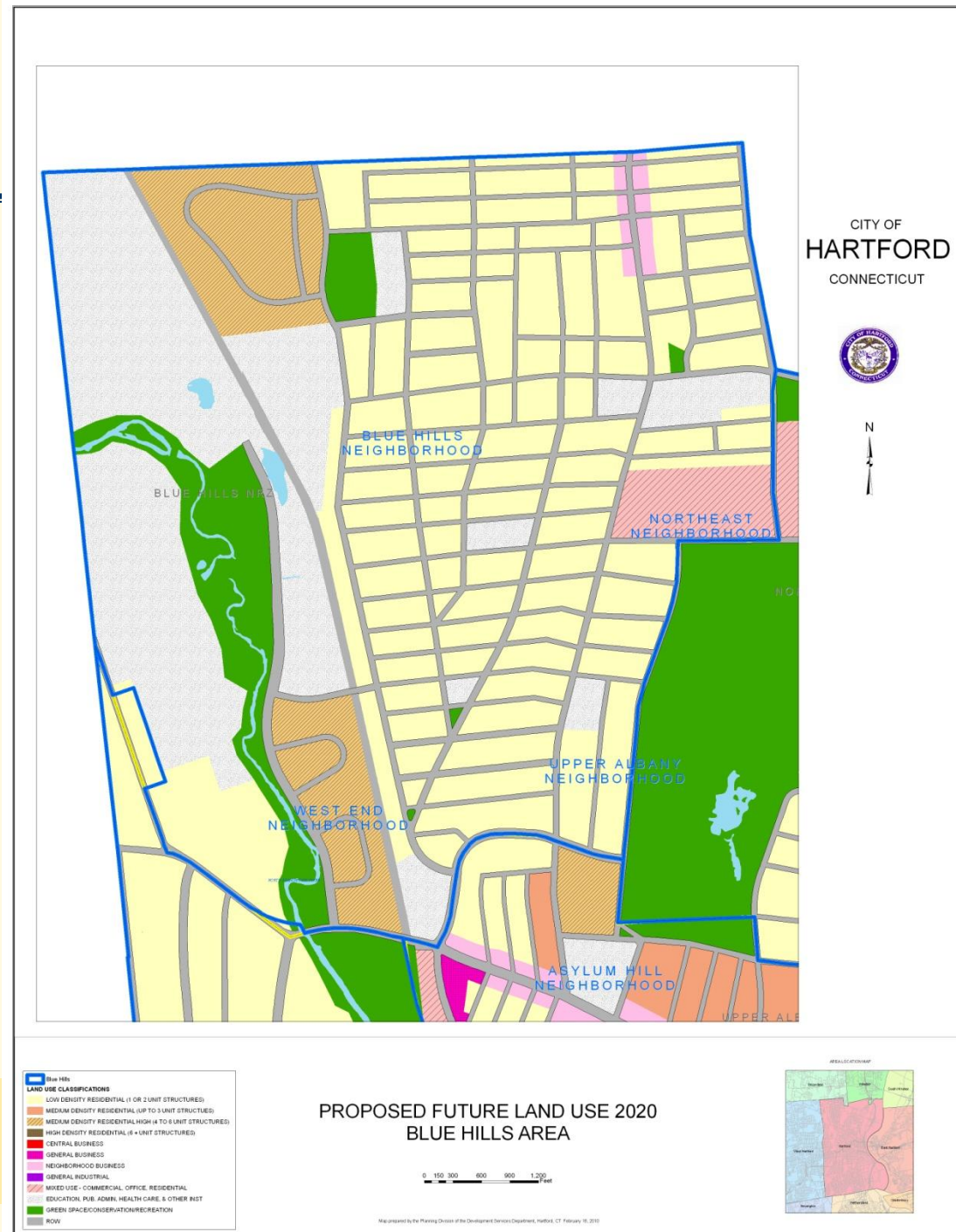
- Neighborhood Characteristics
- Neighborhood Revitalization Zones
- Neighborhood Plans:
 - Asylum Hill
 - Barry Square
 - Behind the Rocks
 - Blue Hills
 - Clay Arsenal
 - Frog Hollow
 - Northeast
 - Parkville
 - Sheldon/Charter Oak
 - South Downtown
 - South End
 - South Green
 - South West
 - Upper Albany
 - West End
 - North Meadows
 - South Meadows



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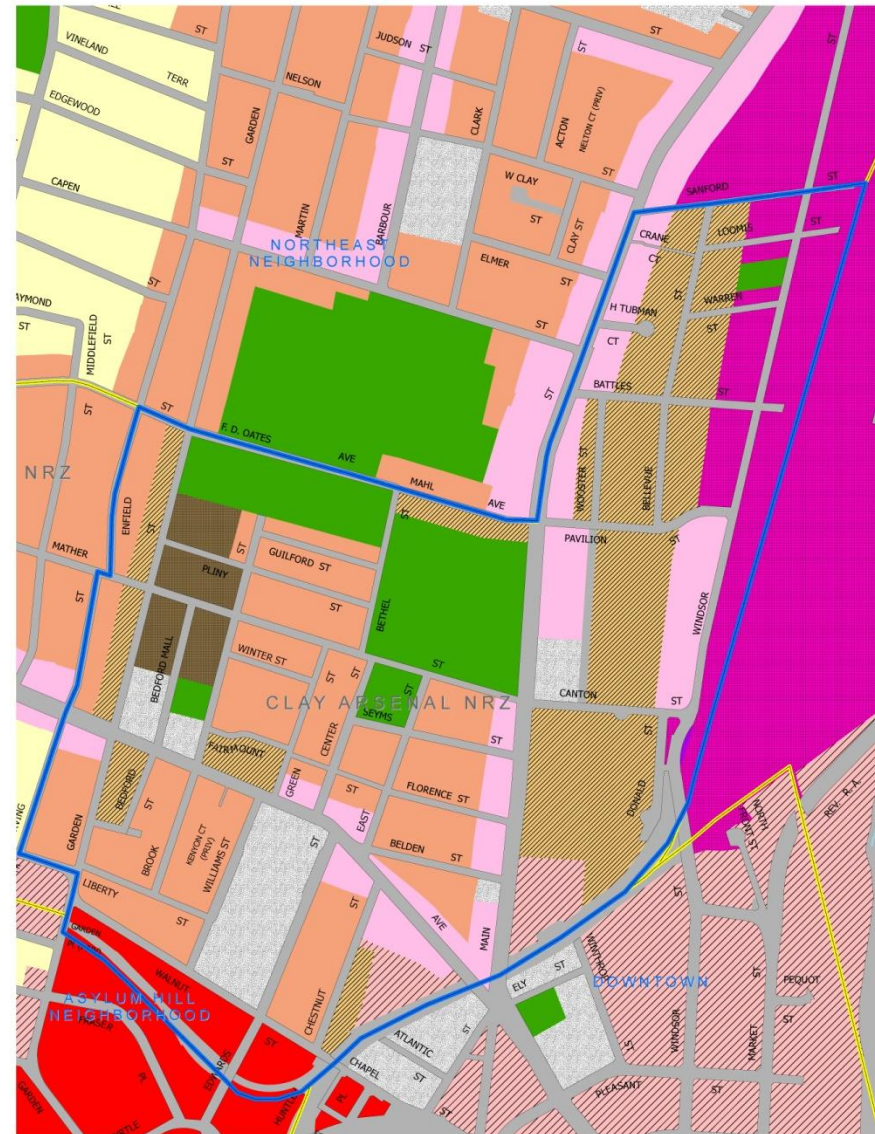
- **Projects:**
 - Construct a new Recreation Center
 - Redevelop Westbrook Village and Bowles Park public housing complexes
 - Redevelop parcels at Cornwall & Granby and Garfield & Granby
 - Implement Traffic calming
 - Make pedestrian crosswalk improvements
 - Create a tree education program for property owners



Clay Arsenal

Projects:

- Enhance the appearance and vitality of Main Street and Albany Avenue
- Increase home ownership rates
- Improve the appearance and livability of residential streets and homes
- Preserve and rehabilitate buildings where feasible and conform to neighborhood design guidelines



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PROPOSED FUTURE LAND USE 2020
CLAY ARSENAL AREA

0 100 200 400 600 800 feet

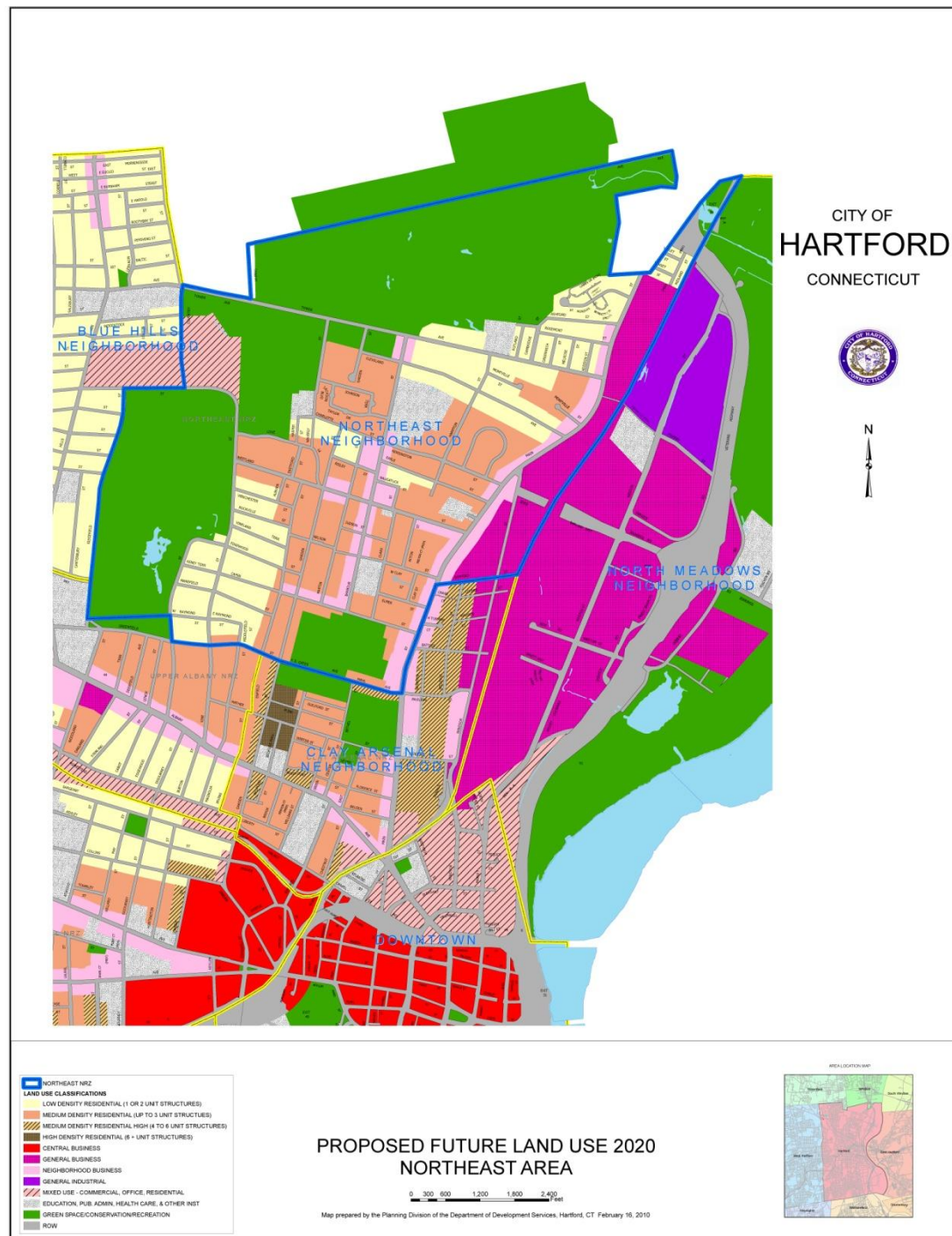


Map prepared by the Planning Division of the Department of Development Services, Hartford, CT February 16, 2010



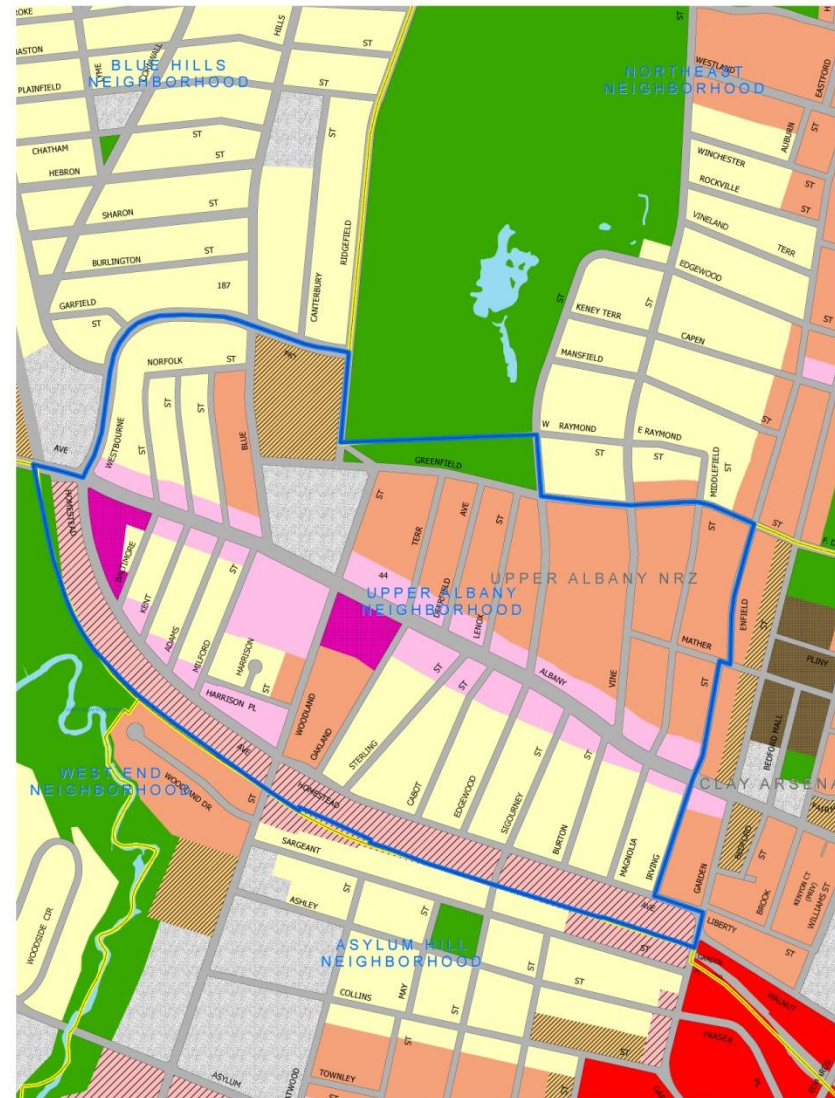
Northeast

- Projects:
 - Extend Main Street streetscape
 - Renovate bus depot site at Terry Square
 - Consider redevelopment plan for Terry Square
 - Redevelop Barbour Street
 - Redevelop the Nelton Court Public Housing development
 - Resolve issues between the entertainment and residential districts
 - Implement Main Street rezoning



Upper Albany

- Projects:
 - Implement the Town Center Redevelopment Plan (Albany and Woodland)
 - Construct the Albany Avenue Library
 - Renovate the old North West School for the John E. Rogers African American Museum
 - Complete redevelopment planning for Homestead Avenue
 - Build new facility for the Martin Luther King School and reuse existing facility for housing
 - Complete Sigourney-Homestead Redevelopment
 - Complete the Route 44 safety & streetscape project



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PROPOSED FUTURE LAND USE 2020
UPPER ALBANY AREA

0 150 300 600 900 1,200 Feet

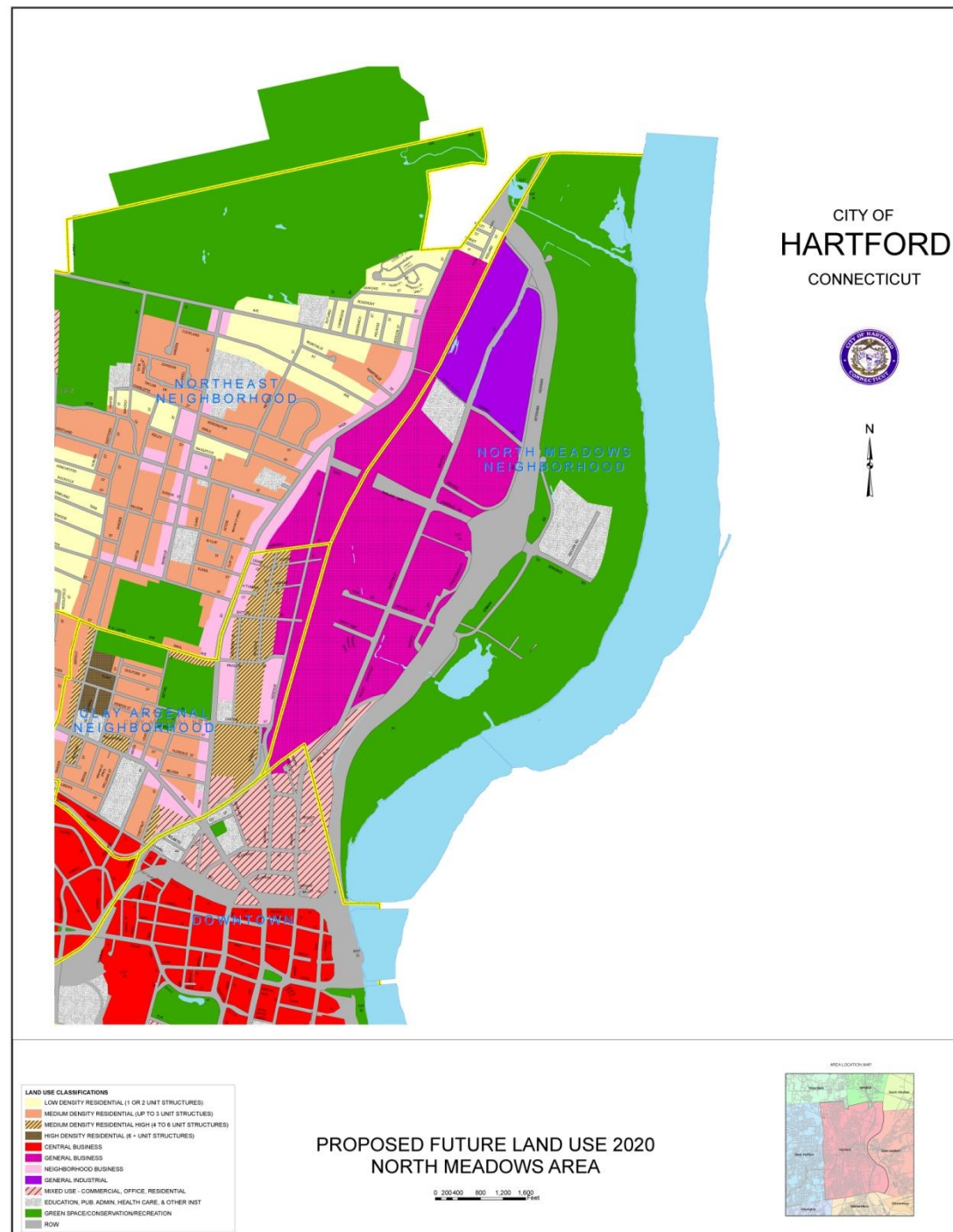
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North Meadows

- Projects:

- Develop an adaptive reuse plan for the police station
- Develop an adaptive reuse plan for the sanitary landfill
- Protect the dikes
- Plan for long-term use of the music center
- Develop the North Meadows in an environmentally sensitive, yet tax revenue-generating manner



Next Steps

- Revisions to the Draft
- Advisory Review by City Council & CRCOG
- Formal Public Hearings by the Planning & Zoning Commission
- Final Revisions
- Adoption by the Planning & Zoning Commission - May 2010



Thank You

www.hartford.gov/oneplan